

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director / (954) 797-1101

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Master Site Plan, MSP 11-5-06/07-17 Caseyco Commerce Center / 1056 West SR 84 / Generally located on the south side of State Road 84 and west of Bright Road, west of Nob Hill Road.

AFFECTED DISTRICT: District 3

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: Master Site Plan, MSP 11-5-06/07-17 Caseyco Commerce Center

REPORT IN BRIEF: The subject site is 6.45 net acres (280,857) in size and is located on the south side of State Road 84 and west of Bright Road. To the north of the subject site is State Road 84 and Interstate 595, to the east is the existing Digital Comm Link (satellite property) and Nob Hill Park of Commerce (vacant land), to the west are single family residences, and to the south is an existing mobile home park (Park City West).

The proposed site plan consists of two three-story professional office buildings, walkways, and parking areas. The buildings are located in the middle of the property towards the west (side) portion of the subject site, while the parking areas are located around the buildings. Within the parking areas are four (4) dumpster enclosures (two (2) at the side of each building for easy access). Pedestrian connection has been proposed along Bright Road, connecting the site with the street.

The petitioner is proposing two (2) buildings with a symmetric design and a court yard between them. The three-story professional office buildings incorporate architectural features such as: flat roof, precast concrete canopies, precast concrete trims, modular windows, and vertical and horizontal reveals. The building colors are white, light green, and brown. The colors have been utilized to contrast planes and levels of the building and highlight the proposed architectural features.

Vehicular access to the subject site is via Bright Road, with two (2) driveways at each end of the buildings. As indicated on the plans, the existing access connection to the property to the east will be removed. Land Development Code 12-208 (A)(22), requires one (1) space for each three hundred (300) square feet of gross floor area. The development project requires a total of 296 parking spaces; the applicant is providing 298 parking spaces. Signage is not part of this site plan.

application. All signs shall meet code prior to the issuance of a building permit. Surrounding the proposed office buildings are residential and commercial uses. The site plan provides a lush landscape buffer abutting any surrounding property as well as a minimum 50 foot setback to any property line to make the use compatible with surrounding properties.

PREVIOUS ACTIONS: N/A

CONCURRENCES: At the July 10, 2007 Site Plan Committee meeting, Vice-Chair Engel made a motion, seconded by Mr. Venis, to approve subject to staff's recommendations; that the plans look like the rendering as displayed; and to allow the petitioner to come back with the color changes. **(Motion carried 5-0).**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Attachment(s): Staff Report, Site Plan.

Attachment "A"

Application: MSP 11-5-06/07-17 Caseyco Commerce Center

Original Report Date: 6/29/2007

Revision(s): 07/12/2007

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Petitioner/Owner:

Name: Prestige Duke Joint Venture, c/o Skyline Management Group

Address: 4040 NE 2nd Avenue, Suite 305

City: Miami, Florida 33137

Phone: (305) 573-2620

Background Information

Application Request: The petitioner requests site plan approval for two (2) professional office buildings.

Address: 1056 West SR 84

Location: Generally located on the south side of State Road 84 and west of Bright Road, west of Nob Hill Road

Future Land

Use Plan Map: Residential 5 DU/Acre and CC, Commerce Center District (Commercial Flex applied)

Zoning: CC, Commerce Center

Existing Use(s): Vacant land

Proposed Use(s): Professional office buildings

Parcel Size: 6.45 net acres (280,857) / 7.77 gross acres (338,461 sq. ft.)

Proposed Density: N/A

Surrounding Use(s):

Surrounding Land

Use Plan Map

Designation(s):

North: State Road 84 / Interstate 595

Transportation

South: Existing Mobil Home Park (Park City West)
Acre

Residential 10 DU/

East: Satellite Property and vacant land
West: Single family residences
DU/Acre

Commerce Office
Residential 5

Surrounding Zoning(s):

North: State Road 84, City of Plantation

South: T-1 (County), Mobile Homes

East: CC, Commerce Center District

West: B-2, Community Business District, and PDR 5.1, Planned Residential
Development

Zoning History

Related zoning history:

Ordinance 2002-17 was approved on June 5th, 2002 for rezoning of the property from T-1, Trailer Park to CC, Commerce Center District, and utilizing 5 % residential to commercial flexibility rule. The applicant voluntarily restricted the following uses as part of this ordinance: Laboratories, light fabrication, motion picture studio, radio or TV station, research facilities, wholesale.

Concurrent Request(s) on same property:

Plat Application (P 11-1-06), the petitioner requests Approval of plat known as “Caseyco Commerce Center”.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code Section 12-24, The CC, Commerce Center District is intended to implement the commerce/office classification of the Town of Davie Comprehensive Plan by providing for development of office, research, business and light industrial complexes at suitable locations throughout the town.

Land Development Code Section 12-83, in CC, Commerce Center District all structures shall be built with a minimum front setback of 60 feet, the total side setback of both side lot lines combined shall equal ten (10) percent of the lot frontage, with a minimum of five (5) foot. The minimum rear setback shall be twenty five (25) feet.

Land Development Code Section 12-208 (A)(22), Requirements for off-street parking: Offices, one (1) space for each three hundred (300) square feet of gross floor area.

Land Development Code (Section 12-205 (5)), requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

Land Development Code Section 12-107(D), Landscaping: The landscaping requirements for Commercial and Industrial Districts.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 4. This Planning Area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village of Harmony Lakes development. A portion of the University Drive and SR 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre, but in some cases up to ten, including Arrowhead Golf Course and Country Club, Village of Harmony Lakes, West ridge, the

Ridgeview Lakes developments, Scarborough, Village at Pine Lakes, and the Pine Island Ridge, Park City and Rexmere Village developments, located within an area between Nob Hill Road and Pine Island Road.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)plating, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The subject site is 6.45 net acres (280,857) in size and is located on the south side of State Road 84 and west of Bright Road. To the north of the subject site is State Road 84 and Interstate 595, to the east is the existing Digital Comm Link (satellite property) and Nob Hill Park of Commerce (vacant land), to the west are single family residences, and to the south is an existing mobil home park (Park City West).

The propose site plan consists of two (2) three-story professional office buildings, walkways, and parking areas. The buildings are located in the middle of the property towards the west (side) portion of the subject site, while the parking areas are located around the buildings. Within the parking area are four (4) dumpster enclosures. Pedestrian connection has been proposed along Bright Road, connecting the site with the street.

2. *Architecture:* The petitioner is proposing two (2) buildings with symmetric design. The three-story professional office buildings incorporate architectural features such as: flat roof, precast concrete canopies, precast concrete trims, modular windows, and vertical and horizontal reveals. The building colors are white, light green, and brown. The colors have been utilized to contrast planes and levels of the building and highlight the proposed architectural features.
3. Vehicular access to the subject site is via Bright Road, with two (2) driveways at each end of the buildings. As indicated on the plans, the existing access connection to the property to the east will be removed. Land Development Code 12-208 (A)(22), requires one (1) space for each three hundred (300) square feet of gross floor area. The development project requires a total of 296 parking spaces; the applicant is providing 298 parking spaces.
4. *Lighting:* All light poles and fixtures meet the requirements of LDC Section 12-260, Lighting Standards. The style of the light features is consistent with the architectural style of the proposed building.
5. *Signage:* Signage is not part of this site plan application. All signs shall meet code prior to the issuance of a building permit.

6. *Landscaping:* The petitioner's site plan meets the requirements as indicated in the Town of Davie, Land Development Code. The landscape plan shows trees such as Live Oaks, Gumbo Limbo, Pink Silk Floss tree, Royal Palm, and Mahogany trees as some of the proposed species.
 7. *Drainage:* The subject site lies within Central Broward Water Control Drainage District. Approval from Central Broward Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.
 8. *Compatibility:* The proposed professional office buildings are compatible with the surrounding properties. Proper setbacks and buffers are provided in the site plan. Surrounding the proposed office buildings are residential and commercial uses. The site plan provides sufficient buffer and setbacks to make the use compatible with surrounding properties.
-

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. Project will require Central Broward Water Control District (CBWCD) Approval prior to being scheduled to any future public meetings. The petitioner may proceed with application to a public meeting provided that a letter of acknowledgement, indicating the petitioner and owner have been informed this item may be tabled by the applicable board or Town of Davie Council without the proper CBWCD approval.
2. Staff recommends providing decorative (i.e. pavers) crosswalks at the entrance point of the development, as well as, internal sidewalk crossings.
3. As per § 12-372 (E) (9), Provide a copy of a tree survey.
4. As per § 12-372 (E) (5), mechanical equipment and electrical transformers shall be screened on at least three sides by landscape materials of a minimum 36 inches in height, if applicable.

Engineering Division:

1. Show the existing 80' right-of-way and centerline of 80' access opening and utility easement lightly on site plan.
 2. Show the existing 50' CBWCD drainage easement on site plan.
 3. Provide 50' road right-of-way for the proposed main street and dedicate the road right-of-way to the public.
 4. Provision and modification for the existing overhead electrical cables and power poles must be shown on the plans.
-

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at Park City West Clubhouse on December 19 and December 20, 2006 and two additional meetings at Davie Police Station located at 1230 South Nob Hill Road on December 27, 2006, and January 10, 2007. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's proposed design of a professional office is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of the subject site as proposed is consistent with adjacent properties.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the Land Development Regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and buffering requirements. The proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

At the July 10, 2007 Site Plan Committee meeting, Vice-Chair Engel made a motion, seconded by Mr. Venis, to approve subject to staff's recommendations; that the plans look like the rendering as displayed; and to allow the petitioner to come back with the color changes. **(Motion carried 5-0).**

Town Council Action

Exhibits

1. 1,000' Mail out Radius Map
 2. Property Owners within 1,000' of the Subject Site
 3. Public Participation Notice
 4. Public Participation Sign-in Sheet
 5. Public Participation Report
 6. Petitioner's Letter Regarding CBWMD Approval
 7. Future Land Use Plan Map
 8. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____

Reviewed by:

Exhibit 1 (*1,000' Mail out Radius Map*)

Exhibit 2 (*Property Owners within 1,000' of Subject Site*)

P 11-1-06, SP 11-5-06
AHMED,ALIM A
CHOWDHORY,FERDOUSARA
1131 SW 109 WAY
DAVIE FL 33324

P 11-1-06, SP 11-5-06
ALBIEZ,BRIAN E & SHARON L
1160 SW 109 LN
DAVIE FL 33324-4141

P 11-1-06, SP 11-5-06
ALEGRE,JOSE
ALEGRE,IRENE
1030 SW 109 TER
DAVIE FL 33324-4150

P 11-1-06, SP 11-5-06
ALFARO,JUAN F & MARIA E
1160 SW 108TH WAY
DAVIE FL 33324-4143

P 11-1-06, SP 11-5-06
ALI,SHAHEEN & ANWER
10730 SW 10 CT
DAVIE FL 33324-4156

P 11-1-06, SP 11-5-06
ALIDINA,RUMINA R
10641 SW 14 CT
DAVIE FL 33324-7120

P 11-1-06, SP 11-5-06
ALLIANCE RT LIMITED PARTNERSHIP
% ALLIANCE TAX ADVISORS
433 E LAS COLINAS BLVD STE 980
IRVING TX 75039

P 11-1-06, SP 11-5-06
ANANIA,RONALD JOSEPH
10910 SW 10TH CT
DAVIE FL 33324-4160

P 11-1-06, SP 11-5-06
ANDERSON,JAMES M & PATRICIA L
1170 SW 107 TER
DAVIE FL 33324-4149

P 11-1-06, SP 11-5-06
ARNOLD,CHARLES R & LINDA H
10911 SW 11 CT
DAVIE FL 33324-4158

P 11-1-06, SP 11-5-06
ARNOLD,GARLAND THOMAS & MARY F
10661 SW 14 CT
DAVIE FL 33324-7120

P 11-1-06, SP 11-5-06
BALZANO,MARY KATHERINE
1199 SW 108 WAY
DAVIE FL 33324-4143

P 11-1-06, SP 11-5-06
BARNETT,ELVIS &
BARNETT,ERNESTINE
10780 SW 11 DR
DAVIE FL 33324-4153

P 11-1-06, SP 11-5-06
BASTACKY,HARVEY P & FLORENCE
1181 SW 108TH TER
DAVIE FL 33324-4144

P 11-1-06, SP 11-5-06
BAYLISS,ROLAND C & MELAINE B
10781 SW 11TH PL
DAVIE FL 33324-4154

P 11-1-06, SP 11-5-06
BEHRMANN,PAUL W & KELLY ANN
10770 SW 11TH DR
DAVIE FL 33324-4153

P 11-1-06, SP 11-5-06
BISHOP,CHAD W
10741 SW 10 CT
DAVIE FL 33324-4156

P 11-1-06, SP 11-5-06
BLAIS,BARBARA LE
1190 SW 108 WAY
DAVIE FL 33328

P 11-1-06, SP 11-5-06
BLEYER,JEFFREY D & DEBORA A
10921 SW 11 CT
DAVIE FL 33324-4158

P 11-1-06, SP 11-5-06
BOUZY,ANSY
10920 SW 11 CT
DAVIE FL 33324-4158

P 11-1-06, SP 11-5-06
BRATUS,JOANNE B
1161 SW 108 WAY
DAVIE FL 33324-4143

P 11-1-06, SP 11-5-06
CAMBRIA,MARTHA
1041 SW 109TH WAY
DAVIE FL 33324-4145

P 11-1-06, SP 11-5-06
CARAVELLO,FRANK SALVATORE JR
10861 SW 11 MNR
DAVIE FL 33324-4159

P 11-1-06, SP 11-5-06
CARO,MIRIAM
10621 SW 14 CT
DAVIE FL 33324

P 11-1-06, SP 11-5-06
CARRILLO,MAYNARD E & BEATRIZ
10931 SW 10 PL
DAVIE FL 33324

P 11-1-06, SP 11-5-06
CARTER,BRIAN & LAURA
10760 SW 11 CT
DAVIE FL 33324-4155

P 11-1-06, SP 11-5-06
COLLET,SAM L & BECKY R
1101 SCARBOROUGH DR
DAVIE FL 33324-4152

P 11-1-06, SP 11-5-06
CONWAY,ROBERT M & LISA
1180 SW 108 WAY
DAVIE FL 33324-4143

P 11-1-06, SP 11-5-06
COSTA,JORGE MARTINS &
BATISTA,JACQUELINE ALVES
1199 SW 109 LANE
DAVIE FL 33324

P 11-1-06, SP 11-5-06
COUTO,GUSTAVO & MARINA BRACCHI
1171 SW 109 LANE
DAVIE FL 33324-4141

P 11-1-06, SP 11-5-06
CRITES,JOSEPH & MICHELLE
1181 SW 109 LANE
DAVIE FL 33324

P 11-1-06, SP 11-5-06
DAVIS,BRIAN &
DAVIS,CLAUDETTE
1161 SW 107 WAY
DAVIE FL 33324-4147

P 11-1-06, SP 11-5-06
DAVIS,CATHY WALKER
10910 SW 11 CT
DAVIE FL 33324-4158

P 11-1-06, SP 11-5-06
DELMA,BETTY
1190 SW 109 LANE
DAVIE FL 33324-4141

P 11-1-06, SP 11-5-06
DIAMOND III LLC
3900 SW 30 AVE SUITE 3
FT LAUDERDALE FL 33312

P 11-1-06, SP 11-5-06
DIGITAL COMM LINK INC
10450 STATE RD 84
DAVIE FL 33324-4206

P 11-1-06, SP 11-5-06
DIPIETRO,ANGELA SABINA &
DIPIETRO,TIMOTHY J
1121 SCARBOROUGH DR
DAVIE FL 33324-4152

P 11-1-06, SP 11-5-06
DORAY,NORMAN
10841 SW 11 MNR
DAVIE FL 33324-4159

P 11-1-06, SP 11-5-06
DORCE,PIERRE R
1170 SW 108 TER
DAVIE FL 33324

P 11-1-06, SP 11-5-06
DUCHIN,STEVEN & NINA 1/2 INT
GAUGHAN,NEIL & NANCY
1150 SW 109 LANE
DAVIE FL 33324-4141

P 11-1-06, SP 11-5-06
DUNHAM,CAMI J
10781 SW 10 PL
DAVIE FL 33324-4157

P 11-1-06, SP 11-5-06
ELDERMAN,ELINOR G
10721 SW 14 CT
DAVIE FL 33324-7124

P 11-1-06, SP 11-5-06
ELIZARDI,JULIO
1121 SW 109TH WAY
DAVIE FL 33324-4163

P 11-1-06, SP 11-5-06
FLORIDA DEPT. OF
TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 WEST COMMERCIAL BLVD.
FORT LAUDERDALE, FL 33309-3421

P 11-1-06, SP 11-5-06
FORTUNATO,PIETRO & IGNAZIA &
MINTZ,ANTONELLA
1141 SW 109TH WAY
DAVIE FL 33324-4163

P 11-1-06, SP 11-5-06
GARCIA,ROLANDO
COBAR,ANA P
10701 SW 14 CT
DAVIE FL 33324-7124

P 11-1-06, SP 11-5-06
GODANI,AMEE
10760 SW 11 DR
DAVIE FL 33324-4153

P 11-1-06, SP 11-5-06
HADLEY,SHEILA &
HADLEY,MAGNA
10750 SW 11TH CT
DAVIE FL 33324-4155

P 11-1-06, SP 11-5-06
HAYNES,BARBARA K
1041 SW 109TH TER
DAVIE FL 33324-4151

P 11-1-06, SP 11-5-06
HEDRICK,KARY & FERNANDA
10770 SW 10 PL
DAVIE FL 33324-4157

P 11-1-06, SP 11-5-06
HENDRIXSON,RONALD A & PAMELA
1141 SCARBOROUGH DR
DAVIE FL 33324-4152

P 11-1-06, SP 11-5-06
HERLAND,RICHARD A & LINDA A
10901 SW 11TH CT
DAVIE FL 33324-4158

P 11-1-06, SP 11-5-06
HERMAN,STACY
10760 SW 10 PL
DAVIE FL 33324

P 11-1-06, SP 11-5-06
HILDEBRAND,DIANE
10771 SW 11TH PL
DAVIE FL 33324-4154

P 11-1-06, SP 11-5-06
HORGAN,JAMES F & TRACY D
10851 SW 11 MNR
DAVIE FL 33324-4159

P 11-1-06, SP 11-5-06
JAMES,STEPHEN A
10790 SW 10 PL
DAVIE FL 33324-4157

P 11-1-06, SP 11-5-06
JOSE,JINCY &
PULLATTU,THOMAS
10700 SW 10 CT
DAVIE FL 33324

P 11-1-06, SP 11-5-06
JUMPP,KEITH A & KATHRYN A
10791 SW 11 PL
DAVIE FL 33324-4154

P 11-1-06, SP 11-5-06
KINNE,ROBERT J
10811 SW 11 MNR
DAVIE FL 33324-4159

P 11-1-06, SP 11-5-06
KOTERBA,PAUL A & SANDRA A
10761 SW 11 CT
DAVIE FL 33324-4155

P 11-1-06, SP 11-5-06

LAM,BAO-CHAU
LAM,VAN DONG
1181 SW 108 WAY
DAVIE FL 33324-4143

P 11-1-06, SP 11-5-06

LAVIGNE,CARIN
10831 SW 11 MNR
DAVIE FL 33324-4159

P 11-1-06, SP 11-5-06

LECOUR,RICHARD
LECOUR,LINDA R
10710 SW 10 CT
DAVIE FL 33324-4156

P 11-1-06, SP 11-5-06

LEMB V LTD PRTRN
% EQUITY LIFESTYLE PROP INC
2 NORTH RIVERSIDE PLAZA STE 800
CHICAGO IL 60606-2616

P 11-1-06, SP 11-5-06

LENA,LORENA
1191 SW 108TH WAY
DAVIE FL 33324-4143

P 11-1-06, SP 11-5-06

LEYVA,ALFREDO W & DEBRA L
1160 SW 107 TER
DAVIE FL 33324

P 11-1-06, SP 11-5-06

LINK,KENNETH A & BARBARA A
1171 SW 108TH WAY
DAVIE FL 33324-4143

P 11-1-06, SP 11-5-06

LOCKARD,BYRON WESLEY &
WENDY E
1170 SW 108TH WAY
DAVIE FL 33324-4143

P 11-1-06, SP 11-5-06

LOOR,GREGARIO & CECILIA
1191 SW 109 LANE
DAVIE FL 33324-4141

P 11-1-06, SP 11-5-06

LOPEZ,LINDA R
1151 SW 108TH WAY
DAVIE FL 33324-4143

P 11-1-06, SP 11-5-06

LOPEZ,OSVALDO R & BRENDA L
1171 SW 107TH WAY
DAVIE FL 33324-4147

P 11-1-06, SP 11-5-06

MAALOUF,JOSEPH G & CATHERINE
1190 SW 108 TER
DAVIE FL 33324-4144

P 11-1-06, SP 11-5-06

MAMUN,MOHAMMED
1161 SW 107 TER
DAVIE FL 33324-4148

P 11-1-06, SP 11-5-06

MANGUM,FRED J &
MANGUM,JANINE L
10721 SW 10 CT
DAVIE FL 33324-4156

P 11-1-06, SP 11-5-06

MARIN,ELYFREDO &
ACEVEDO,CYNTHIA
10720 SW 10 CT
DAVIE FL 33324-4156

P 11-1-06, SP 11-5-06

MARTINEZ,SONIA
10900 SW 11 CT
DAVIE FL 33324-4158

P 11-1-06, SP 11-5-06

MARZOUCA,PETER J & JOYCE
1191 SW 108TH TER
DAVIE FL 33324-4144

P 11-1-06, SP 11-5-06

MAZZA,MARY BETH
1141 SW 107 WAY
DAVIE FL 33324-4147

P 11-1-06, SP 11-5-06

MESSINGER,JOHN A G
1101 SW 109 WAY
DAVIE FL 33324-4163

P 11-1-06, SP 11-5-06

MOORE,EARL L III &
MOORE,KAREN E
1031 SW 109TH WAY
DAVIE FL 33324-4145

P 11-1-06, SP 11-5-06

MORRIS,ANGELLA K
1150 SW 108TH WAY
DAVIE FL 33324-4143

P 11-1-06, SP 11-5-06

MORTON,DONNA G
10790 SW 11 DR
DAVIE FL 33324-4153

P 11-1-06, SP 11-5-06

MOZZOTT,ANTHONY E & ISABEL
1150 SW 108TH TER
DAVIE FL 33324-4144

P 11-1-06, SP 11-5-06

OLIVEIRA,FRANKLIN A & MARIA A
1170 SW 109TH LN
DAVIE FL 33324-4141

P 11-1-06, SP 11-5-06

OLORTEGUI,HUGO A
10651 SW 14 CT
DAVIE FL 33324-7120

P 11-1-06, SP 11-5-06

OSKOLSKI,DONALD J &
OSKOLSKI,STACY S
10751 SW 11 CT
DAVIE FL 33324-4155

P 11-1-06, SP 11-5-06

PAULUS,ERICA
1151 SW 109 LANE
DAVIE FL 33324

P 11-1-06, SP 11-5-06

PAVLOVICH,ANNE I
10781 SW 11 CT
DAVIE FL 33324-4155

P 11-1-06, SP 11-5-06

PEARCE,JOSEPH M & JOAN V
1151 SW 108TH TER
DAVIE FL 33324-4144

P 11-1-06, SP 11-5-06

PINZON,ALFONSO & ANITA
1040 SW 109 TER
DAVIE FL 33324-4150

P 11-1-06, SP 11-5-06
PRIBYL,AARON & NATALIE
1151 SW 107 WAY
DAVIE FL 33324-4147

P 11-1-06, SP 11-5-06
PRSTIGE DUKE JOINT VENTURE
9155 S DADELAND BLVD #1502
MIAMI FL 33156

P 11-1-06, SP 11-5-06
PUNTERVOLD,EDWARD M &
BEVERLEY T
10750 SW 11TH DR
DAVIE FL 33324-4153

P 11-1-06, SP 11-5-06
REEDER,MARK A & IVONNE B
10921 SW 10TH PL
DAVIE FL 33324-4162

P 11-1-06, SP 11-5-06
REZENDE,JOAO B & JULIET M
1020 SW 109 TER
DAVIE FL 33324-4150

P 11-1-06, SP 11-5-06
RIDER,RONALD KIP & SABRINA
10770 SW 11TH CT
DAVIE FL 33324-4155

P 11-1-06, SP 11-5-06
RJOS,RENE & LUCRECIA
10920 SW 10TH CT
DAVIE FL 33324-4160

P 11-1-06, SP 11-5-06
RIVERA,MARIA
RIVERA,PEDRO
10801 SW 11 MNR
DAVIE FL 33324-4159

P 11-1-06, SP 11-5-06
ROBERTS,JOHN & TINA
FOTI,FRANK
10780 SW 10 PL
DAVIE FL 33324-4157

P 11-1-06, SP 11-5-06
ROGERS,GLORIA M
1111 SCARBOROUGH DR
DAVIE FL 33324-4152

P 11-1-06, SP 11-5-06
RUCKER,ANN L REV LIV TR LE
1180 SW 108 TER
DAVIE FL 33324-4144

P 11-1-06, SP 11-5-06
RUGGLES,VIVIAN V
10711 SW 10 CT
DAVIE FL 33324-4156

P 11-1-06, SP 11-5-06
SALENIEKA,MARY
1410 SW 106 TER
DAVIE FL 33324-7161

P 11-1-06, SP 11-5-06
SAMRA,KAMELJIT &
BARTOLOME,DELILAH
4100 GALT OCEAN DR UNIT 910
FT LAUDERDALE FL 33308

P 11-1-06, SP 11-5-06
SANTIAGO,FERNANDO
10871 SW 11 MANOR
DAVIE FL 33324-4159

P 11-1-06, SP 11-5-06
SANTORO,MARIE C
10920 SW 10 PL
DAVIE FL 33324-4161

P 11-1-06, SP 11-5-06
SCARBOROUGH HOMEOWNERS ASSN
% SUMMIT PROPERTY MGT CO
6289 W SUNRISE BLVD RM 202
SUNRISE FL 33313-6181

P 11-1-06, SP 11-5-06
SCARBOROUGH LAND DEV INC
12001 NW 5 ST
PLANTATION FL 33325

P 11-1-06, SP 11-5-06
SCHAEFER,DAVID & RHONDA
1161 SW 108 TER
DAVIE FL 33324-4144

P 11-1-06, SP 11-5-06
SCHONFIELD,WILLIAM L & JOYCE A
10780 SW 11TH CT
DAVIE FL 33324-4155

P 11-1-06, SP 11-5-06
SCHUMAN,C L & MADELINE REV TR
10791 SW 10TH PL
DAVIE FL 33324-4157

P 11-1-06, SP 11-5-06
SCHWARTZ,DEBORA
10771 SW 11 CT
DAVIE FL 33324-4155

P 11-1-06, SP 11-5-06
SEIN,KENNETH E
1111 SW 109 WAY
DAVIE FL 33324-4163

P 11-1-06, SP 11-5-06
SHARAD,SHAIMA
10911 SW 10 PL
DAVIE FL 33324-4162

P 11-1-06, SP 11-5-06
SPENNATO,MICHAEL & CATHY
1150 SW 107TH WAY
DAVIE FL 33324-4146

P 11-1-06, SP 11-5-06
SPICKER,IVAN &
OTOYA,MARIA
10750 SW 10 PL
DAVIE FL 33324-4157

P 11-1-06, SP 11-5-06
STANTON,LORENZO SR & ALBERTHA &
HAMILTON,HYACINTH ETAL
19358 SW 64 ST
PEMBROKE PINES FL 33332

P 11-1-06, SP 11-5-06
STEINBERG,PAMELA IRENE
1160 SW 108TH TER
DAVIE FL 33324-4144

P 11-1-06, SP 11-5-06
STEVENS,JEFFREY H & PATRICIA L
1151 SCARBOROUGH DR
DAVIE FL 33324-4152

P 11-1-06, SP 11-5-06
STONE,RICHARD D & MELANIE J
1171 SW 108 TER
DAVIE FL 33324-4144

P 11-1-06, SP 11-5-06
SWANBERG, LAURA M
1050 SW 109 TER
DAVIE FL 33324-4150

P 11-1-06, SP 11-5-06
SWANK, MARILYN
10821 SW 11 MANOR
DAVIE FL 33324

P 11-1-06, SP 11-5-06
TESTA, CARMINE &
TESTA, LAURA A
10731 SW 10TH CT
DAVIE FL 33324-4156

P 11-1-06, SP 11-5-06
THE SCHOOL BOARD OF BROWARD CO
ATTN: PROPERTY MANAGEMENT
600 SE 3RD AVE
FT LAUDERDALE FL 33301-3125

P 11-1-06, SP 11-5-06
THOMPSON, TYSON W
THOMPSON, SARA A
1161 SW 109 LANE
DAVIE FL 33324

P 11-1-06, SP 11-5-06
TURKE, ERIKA FRASER
1180 SW 109 LANE
DAVIE FL 33324-4141

P 11-1-06, SP 11-5-06
TYSER, SUSAN G &
SAUNDERS, STEPHAN A
10761 SW 11 PL
DAVIE FL 33324-4154

P 11-1-06, SP 11-5-06
VEGA, ARQUIMEDEZ
VEGA, JUANA MARIA
1140 SW 108 TERR
DAVIE FL 33324-4144

P 11-1-06, SP 11-5-06
VEGA, EDWIN
1131 SCARBOROUGH DR
DAVIE FL 33324-4152

P 11-1-06, SP 11-5-06
WARREN, WENDY L
10611 SW 14 CT
DAVIE FL 33324-7120

P 11-1-06, SP 11-5-06
WATTERS, KELLY P
10701 SW 10 CT
DAVIE FL 33324-4156

P 11-1-06, SP 11-5-06
WEITZER AT HARMONY LAKES INC
7270 NW 12 ST STE 410
MIAMI FL 33126

P 11-1-06, SP 11-5-06
ZERILLO, JOSEPH
10631 SW 14 CT
DAVIE FL 33324

P 11-1-06, SP 11-5-06
ZHANG, FUZHEN & WANG, CHENG
10711 SW 14 CT
DAVIE FL 33324-7124

Exhibit 3 (*Public Participation Notice*)

MEETING NOTICE

December 13, 2006

10550 W. State Road 84

*Re: Citizen Participation Plan Meeting for: Caseyco Center
Project Number:*

Dear Residents:

This letter is to invite you to a citizen participation meeting relating to Caseyco Center for a parcel located on the South side of SR 84, East of Bright Road. The applicant is proposing the construction of two 3-story medical office buildings on approximately 7.7 acres of land in the Town of Davie.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior the Town initiating their review of the application. We have scheduled the following meetings.

First Citizen Participation Meeting:

Date: December 19, 2006

Time: 3:30 PM

Location: 10550 W. State Road 84, Fort Lauderdale, FL 33324

If you wish to submit written comments, please send them to:

Hope W. Calhoun, Esq.
200 East Broward Blvd., Suite 1500
Ft. Lauderdale, FL 33301

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,
Hope W. Calhoun, Esq.

cc: Paul Abbott
David Abramson

Public Meeting Notice

Prestige Duke Joint Venture invites you to a public meeting where you can learn more about the medical office building development proposed for the property located on the south side of State Road 84, west of Nob Hill Road, in the Town of Davie. Please come and join us to learn more about the proposed development. The meeting will be held on December 20, 2006, at 6pm at the Town of Davie Police Station located at 1230 S. Nob Hill Road.

Note: Members of the Town Council may be present

AMENDED MEETING NOTICE

December 21, 2006

*Re: Citizen Participation Plan Meeting for: Caseyco Center
Project Number:*

Dear Residents:

This letter is to invite you to another citizen participation meeting relating to Caseyco Center for a parcel located on the South side of SR 84, ~~East~~ WEST of Bright Road. The applicant is proposing the construction of two 3-story medical office buildings on approximately 7.7 acres of land in the Town of Davie.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior the Town initiating their review of the application. We have scheduled the following meetings.

Citizen Participation Meeting:

Date: *December 27, 2006*

Time: 6:00 PM

Location: *1230 S. Nob Hill Road*

If you wish to submit written comments, please send them to:

Hope W. Calhoun, Esq.
200 East Broward Blvd., Suite 1500
Ft. Lauderdale, FL 33301

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,
Hope W. Calhoun, Esq.

cc: Paul Abbott
Lise Bazinet

Re: *Citizen Participation Plan Meeting for: Caseyco Center*
Project Number:

This letter is to invite you to another citizen participation meeting relating to Caseyco Center for a parcel located on the South side of SR 84, WEST of Bright Road. The applicant is proposing the construction of two 3-story medical office buildings on approximately 7.7 acres of land in the Town of Davie.

Citizen Participation Meeting:
Date: January 10, 2007
Time: 6:00 PM
Location: 1230 S. Nob Hill Road

Hope W. Calhoun, Esq.
200 East Broward Blvd., Suite 1500
Ft. Lauderdale, FL 33301

Sincerely,
Hope W. Calhoun, Esq.

cc: Paul Abbott
Lise Bazinet

Exhibit 4 (*Public Participation Sign-In Sheet*)

(MEMBERS OF TOWN COUNCIL MAYBE PRESENT)

SIGN IN SHEET

PUBLIC PARTICIPATION MEETING I.

(Date) 12-19-06

NAME	ADDRESS	PHONE
PATTY FORD	#316	954-476-0090
Arlene PASS	#169	954-473-9142
Pat Tullery	#343	954-625-6911
ERIN BETZ	#77	954-472-8150
TONY RANA	#195	954-390-6713
Sally Burns	#228	954-370-7526
SIMONE FONTAINE	#294	954-382-3521
Francine Lucas	#227	954-423-0763
Francine Hunt	#210	
Conrad Hunt	#210	
Andre Kandy	#233	
Helen Girard	#172	
Andre Tanguay	189	
Lilla + Nicole Thacker	#61	
Chris Stans	#22	

53+4

CASEYCO CORPORATE CENTER

PARK WEST PUBLIC MEETING

DEC. 19, 2006 3PM

R.S. MURALI	- LANGAN ENGINEERING	305-362-1166
LUIS BETALGUEZ	LANGAN ENGINEERING	305 362-1166
Henry Konowski		lot 200
John M. Kocilla		lot 61
Elmer Peter		Lot 263
Helen Schuster		Lot 168
Joe Cummings		Lot 56
Joe Cummings		lot 96
Leri Rode		Lot 224
Nate Latorre		lot 140
Edith Gordon		lot 1
Elish Clark		lot 1
OLIVE HOLL		#25
Dolores Irving		267
IRVIN BEER		77
Joe & Doris Pearson		361
Y. Moore		939
Anita Landis		233
J. Wick		254
Andre Tanguay		189
Pat Turlay		343
ROBERT BLODEAU		19
ARTHUR GONZALES, JR.		#216
Elizabeth Jaramila		285
Mollie Lauer		325
Gene Carter		362

CASEYCO CORPORATE CENTER

NEIGHBORHOOD MEETING II 12/20/06 ATTENDANCE SHEET

<u>NAME</u>	<u>CONTACT #</u>
Luis A. Betaldeflor	LANGAN ENGINEERING 305-362-1166
R.S. Murali	LANGAN ENGINEERING 305-362-1166
Tim & Angela DiPietro	954-326-7900

12-27-06

PUBLIC MEETING - III
CASEYCO

Sharon Amato
Justyne Nieniadouski
FRED + JANINE MANGUM
Jerry Pass, Park City West

Lynn Volborth #91

Ada Sheedy #128

STASIA DILLABOUGH #32

Bob Kessy 262

Wally Davis #70

Tony (and) ~~195~~ 195

Maria Pulino #51

Frances Racine #227

Imrie Fontaine #294

Orlene Bass #169

Sally Burns

Irish Gorkowski (community manager)

Kenda Sutton #315

Helen Shrock 172

Exhibit 5 (*Public Participation Report*)

SUMMARY OF
PUBLIC PARTICIPATION MEETING I

January 24, 2007

Lise Bazinet
Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

Re: *Citizen Participation Plan for: Caseyco Center Park/Property generally located on the South side of State Road 84 west of Nob Hill Road ("Property")*
 Project Number: SP-11-5-06

Dear Lise:

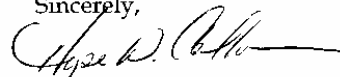
Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, Caseyco Center advertised and notified all the property owners surrounding the subject property within 1,000 feet to invite them to, a Public Participation Meeting, located at 10550 West State Road 84 on December 19, 2006 at 3:30 pm. The above scheduled meeting was held and the following is a summary of the key issues brought up by Town of Davie property owners.

As evidenced by the sign in sheet attached we had a number of residents attend this meeting. Please note that there may be duplicate names on each list however, the list does adequately reflect the total number of residents that attended this meeting. The meeting was held at the Park City West clubhouse and was only for the residents of the mobile home park. At that meeting, the primary concerns raised by the residents were: the width of Bright Road, the lighting along Bright Road, and the possibility of residents driving into the canal as a result of the ultimate road width.

It should be noted that as a result of that meeting, we have received a subsequent request from the managers of Park City West to discuss in more detail the plans of development for the Property.

We hope the above information fulfills the requirements of Public Participation Ordinance concerning this site plan process.

Sincerely,



Hope W. Calhoun

Enclosures

cc: Paul Abbott
 Jeff Hanft
 Lewis Betalleluz

FTL:2049458:1

SUMMARY OF
PUBLIC PARTICIPATION MEETING II

January 24, 2007

Lise Bazinet
Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

Re: Citizen Participation Plan for: Caseyco Center Park/Property generally located on the South side of State Road 84 west of Nob Hill Road ("Property")
Project Number: SP-11-5-06

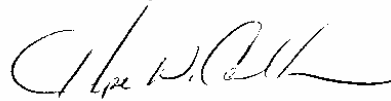
Dear Lise:

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, Caseyco Center advertised and notified all the property owners surrounding the subject property within 1,000 feet to invite them to, a Public Participation Meeting, located at 1230 South Nob Hill Road on December 20, 2006 at 6:00 pm. The above scheduled meeting was held and the following is a summary of the key issues brought up by Town of Davie property owners.

As evidenced by the sign-in sheet attached, two residents were in attendance at the meeting. The two individuals in attendance were residents of the Scarborough Development. The concerns raised by the couple in attendance were: the height and material of the wall to be constructed adjacent to their development, and the possibility of replacing the existing shadow boxes fences on the Scarborough development.

We hope the above information fulfills the requirements of Public Participation Ordinance concerning this site plan process.

Sincerely,



Hope W. Calhoun

Enclosures

cc: Paul Abbott
Jeff Hanft
Lewis Betalleluz

SUMMARY OF
PUBLIC PARTICIPATION MEETING III

January 24, 2007

Lise Bazinet
Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

Re: *Citizen Participation Plan for: Caseyco Center Park/Property generally located on the South side of State Road 84 west of Nob Hill Road ("Property")*
 Project Number: SP-11-5-06

Dear Lise:

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, Caseyco Center advertised and notified all the property owners surrounding the subject property within 1,000 feet to invite them to, a Public Participation Meeting, located at 1230 South Nob Hill Road on December 27, 2006 at 6:00 pm. The above scheduled meeting was held and the following is a summary of the key issues brought up by Town of Davie property owners.

As evidenced by the attached sign-in sheet, five individuals were present, one of which was a resident of Park City West. At this meeting the main concerns raised were: the height and material of the wall adjacent to the Scarborough Development, the potential for spill over lighting from the Property to the Scarborough Development, and the possibility of replacing the existing shadow box fences on the Scarborough Development.

We hope the above information fulfills the requirements of Public Participation Ordinance concerning this site plan process.

Sincerely,



Hope W. Calhoun

Enclosures

cc: Paul Abbott
 Jeff Hanft
 Lewis Betalleluz

SUMMARY OF
PUBLIC PARTICIPATION MEETING IV

January 24, 2007

Lise Bazinet
Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

**Re: *Citizen Participation Plan for: Caseyco Center Park/Property ("Caseyco") generally located
on the South side of State Road 84 west of Nob Hill Road ("Property")
Project Number: SP-11-5-06***

Dear Lise:

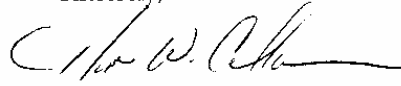
Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, Caseyco Center advertised and notified all the property owners surrounding the subject property within 1,000 feet to invite them to, a Public Participation Meeting, located at 1230 South Nob Hill Road on January 10, 2007 at 6:00 pm. The above scheduled meeting was held and the following is a summary of the key issues brought up by Town of Davie property owners.

As evidenced by the attached sign-in sheet, seven residents were in attendance at that meeting, one of which was Councilwoman Susan Starkey. The issues and concerns raised at this meeting were: concern about an apparent existing horse trail adjacent to the Property, the length of the proposed fence for the Property, the effect of our development on the shadow box fences currently existing on the Scarborough property, the effect of the drainage from the Property to Scarborough, the spill over effect of the lighting from the Property to the Scarborough property, and the height and material of the proposed wall adjacent to the Scarborough property.

Caseyco's response to all issues raised at all meetings was the same. It was agreed that Caseyco would construct an eight foot wall adjacent to Scarborough should the Town so permit and if desired by the Scarborough residents. Further, the applicant agreed to make connections from the Scarborough property owner's fence to Caseyco's wall if permitted and if requested by each individual property owner. Furthermore, the property owners were assured that no lighting would spill over onto their property, nor would water from the Property be directed offsite in any way.

We hope the above information fulfills the requirements of Public Participation Ordinance concerning this site plan process.

Sincerely,

A handwritten signature in black ink, appearing to read "Hope W. Calhoun". The signature is fluid and cursive, with a long horizontal stroke at the end.

Hope W. Calhoun

Enclosures

cc: Paul Abbott
Jeff Hanft
Lewis Betalleluz

Exhibit 6 (*Petitioner's Letter Regarding CBWMD Approval*)



200 EAST BROWARD BOULEVARD
SUITE 1500
FORT LAUDERDALE, FLORIDA 33301

POST OFFICE BOX 1900
FORT LAUDERDALE, FLORIDA 33302

(954) 761-2913
FAX: (954) 333-4113
HOPE.CALHOUN@RUDEN.COM

May 25, 2007

VIA HAND DELIVERY

Ms. Lise Bazinet
Planner
Town of Davie
6591 Orange Drive
Davie, FL 33314

***Re: Caseyco Corporate Center
State Road 84, west of Bright Road ("Property")
MSP 11-5-06***

Dear Lise:

On behalf of the Property owner, Prestige Duke Joint Venture, LLC, this letter serves as an acknowledgement that we have been advised that master site plan application (MSP-11-5-06) may be tabled by the applicable board, or Town of Davie Council until CBWCD provides approval of the proposed plan of development. Should you have any questions or concerns about this correspondence, please do not hesitate to contact me.

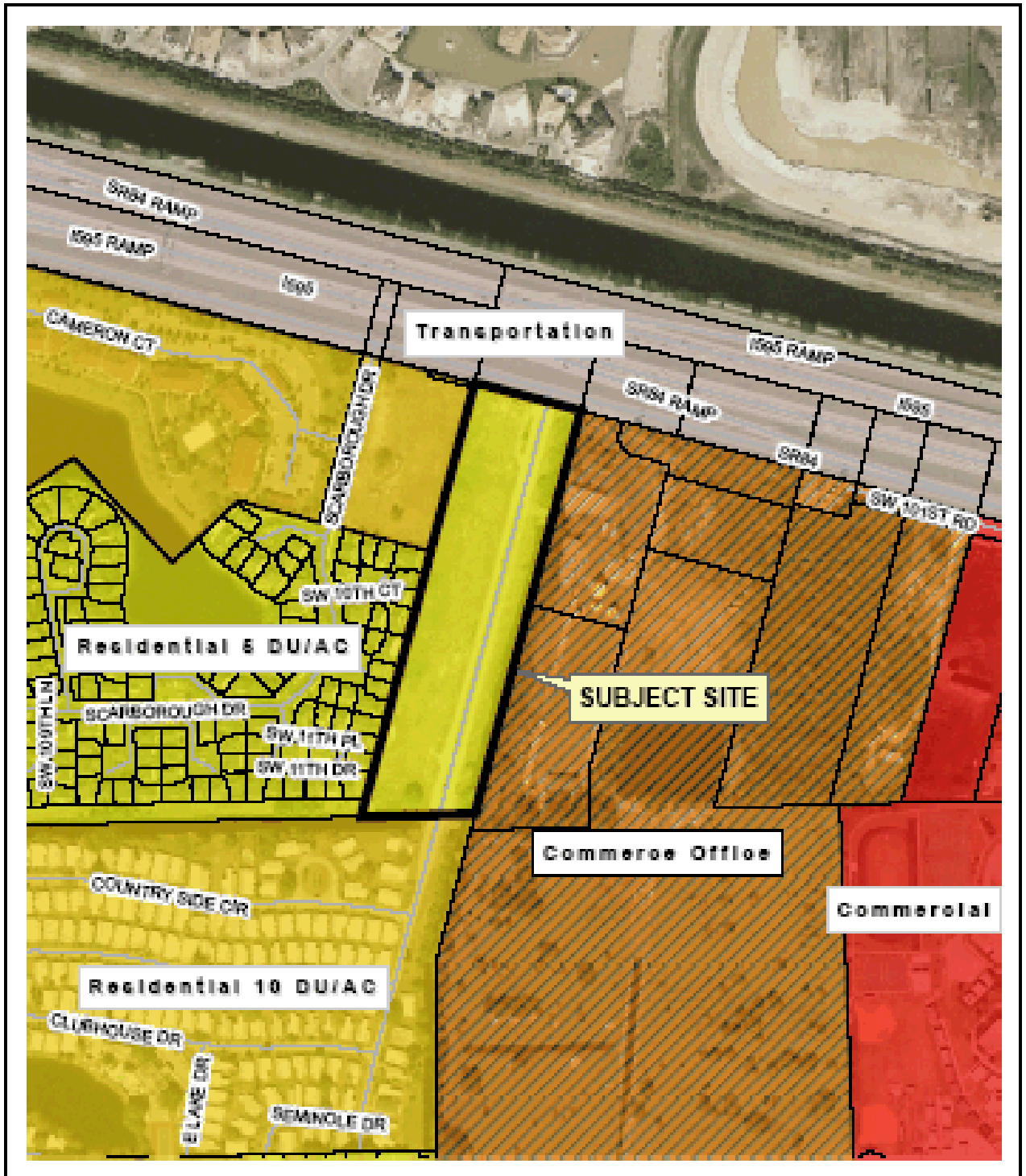
Very truly yours,

A handwritten signature in black ink, appearing to read 'H. Calhoun', written over a horizontal line.

Hope W. Calhoun

cc: Paul Abbott (via email)

Exhibit 7 (*Future Land Use Map*)



Date Plotted:
12/2/2004

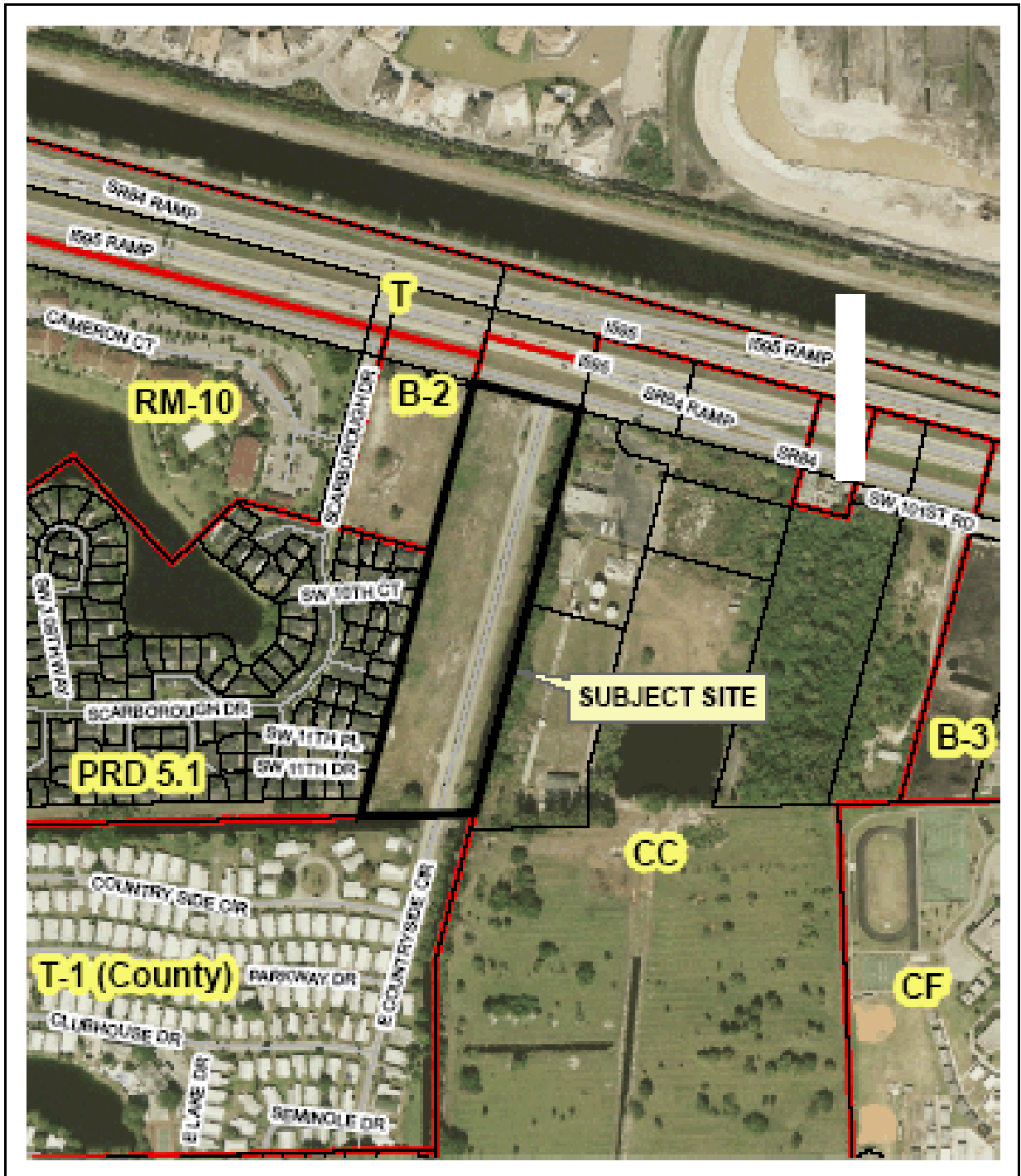


Prepared by the Town of Davis GIS Division

Site Plan SP 11-5-05 Future Land Use Map

Prepared by: ID
Date Prepared: 12/5/05

Exhibit 8 (*Aerial, Zoning, and Subject Site Map*)



Date Plotted:
12/2004



Prepared by the Town of Davis GIS Division

Site Plan SP 11-5-05 Zoning and Aerial Map

Prepared by: ID
Date Prepared: 12/5/05

